



Hen Parc Lane, Upper Killay, Swansea, SA2 7JL  
£399,000



Nestled in a rural location off Hen Parc Lane in Upper Killay, as the crow flies just over a mile away from the amenities Killay has to offer. We are delighted to offer this three bedroom cottage. Extended circa 1970s to offer the versatile space available today. The property set in good size grounds enjoys views over the local woodland and beyond and benefits from off road parking with double garage and oil central heating. The property comprises entrance porch, family room, staircase to first floor landing where access is provided to bedroom one with private lounge. Additionally on the ground floor there is utility room, internal hallway with access to downstairs shower room, kitchen/dining room with access to conservatory and lounge. From the lounge there is staircase access to first floor landing where can be found bedrooms two and three along with family bathroom. Externally, the afore mentioned generous size grounds with established hedgerow and a range of shrubs and trees. Offered to the market with no onward chain.

£399,000



GROUND FLOOR

Entrance Porch

Accessed via uPVC double glazed door with double glazed window to the side. Tiled flooring, access via uPVC double glazed obscure glass door into the:

Lounge 6.39m x 3.68m (21'0" x 12'1")

UPVC double glazed window to the front, two radiators, feature focal fireplace, beamed ceiling, fitted carpet. Staircase access to first floor landing and utility room.

FIRST FLOOR LANDING 1 (1)

Bedroom 1 3.86m x 3.70m max (12'8" x 12'2" max)

UPVC double glazed window to the front, radiator, beamed ceiling and fitted carpet. Access to:

Private Lounge 3.55m max 2.58m (11'8" max 8'6")

UPVC double glazed window to front, radiator and beamed ceiling.

GROUND FLOOR

Utility Room 2.91m x 2.71m max (9'7" x 8'11" max)

UPVC double glaze window to the rear and uPVC double glazed frosted door to the side. There is a base unit with inset bowl and drainer, a range of fitted storage, radiator, fitted carpet and plain plastered ceiling.

INTERNAL HALLWAY

Access to downstairs shower room and kitchen/dining room. Fitted carpet, plain plastered ceiling and loft access.

Shower Room

There is a three piece suite comprising pedestal wash-hand basin and enclosed shower. UPVC double glazed frosted window to the rear, storage cupboard, radiator, tiled flooring and plain plastered ceiling with coving.

Kitchen/Dining Room 6.14m x 2.74m (20'2" x 9'0")

UPVC double glazed window to the rear. A long range of wall mounted and base units, together with a complementary work surface, single bowl with drainer and mixer tap. Space for cooker. There is a radiator, vinyl flooring, plain plastered. Access to conservatory and family room.

Conservatory 4.79m ax 2.67m (15'9" ax 8'9")

Of majority uPVC double glazed construction, tiled flooring and part tiled walls.

Family Room 5.45m x 4.23m (17'11" x 13'11")

Two uPVC double glazed windows to front, feature focal fireplace, two radiators, fitted carpet and plain plastered ceiling with coving. Staircase access to:

First Floor Landing

Access to bedrooms two and three, family bathroom and storage cupboards. Fitted carpet and plain plastered ceiling.

Bedroom 2 7.58m max x 2.80m max (24'10" max x 9'2" max)

UPVC double glazed window to the front and rear, two radiators, fitted storage and fitted carpet.

Bedroom 3 2.57m max x 1.89m (8'5" max x 6'2")

UPVC double glazed window to front, radiator, fitted carpet, plain plastered ceiling.

Bathroom

UPVC double glazed window to rear. There is a four piece suite comprising wash-hand basin, WC, corner bath and shower enclosure. Fitted storage, radiator, vinyl flooring and plain plastered ceiling.

EXTERNALLY

There are two gated entrances to the property. Off road parking leading to a detached double garage, vast area laid to lawn with established hedgerow and a range of shrubs and trees. Detached greenhouse, vegetable plot, patio area and views of the surrounding woodland.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

